



15,16

Planning Commission Staff Report

TO: PLANNING COMMISSION

FROM: ASHLEE MACDONALD, AICP, SENIOR PLANNER *AM*
(480) 503-6748, ASHLEE.MACDONALD@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *gil*
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: APRIL 1, 2020

SUBJECT: A. GP19-15 LIFETIME SOUTH GILBERT: REQUEST FOR MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROX. 17.85 ACRES GENERALLY LOCATED AT THE SOUTHWEST CORNER OF VAL VISTA DRIVE AND OCOTILLO ROAD FROM RESIDENTIAL > 2-3.5 TO GENERAL COMMERCIAL.

B. Z19-27 LIFETIME SOUTH GILBERT: REQUEST TO REZONE APPROXIMATELY 17.85 ACRES OF REAL PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF VAL VISTA DRIVE AND OCOTILLO ROAD FROM SINGLE FAMILY - 35 (SF-35) ZONING DISTRICT TO GENERAL COMMERCIAL (GC) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.

STRATEGIC INITIATIVE: Exceptional Built Environment

This project will allow for the development of a vacant property that will provide a commercial service to the community

RECOMMENDED MOTION

A. Move to recommend to Town Council approval of GP19-15, a Minor General Plan Amendment; and

- B. For the reasons set forth in the staff report, move to recommend approval to the Town Council for Z19-27, as requested, subject to the conditions listed in the staff report.

APPLICANT

Company: Berry Riddell LLC
Name: Wendy Riddell
Address: 6750 E. Camelback Rd., Ste 100
Scottsdale, AZ 85251
Phone: 480-682-3902
Email: wr@berryriddell.com

OWNER

Company: Cabellero Apts LP c/o Lifetime
Name: Christopher Campbell
Address: 2902 Corporate Place
Chanhassen, MN 55317
Email: ccampbell@lt.life

BACKGROUND/DISCUSSION

History

Date	Description
9/11/2001	Town Council approved A01-05 (Ord. No 1365) annexing approximately 320 acres, including the subject site into the Town
2/5/2020	Planning Commission reviewed GP19-15 and Z19-27 as study session items.

Overview

The subject site is a 17.85 acre portion of a larger parcel that is currently undeveloped. The existing General Plan land use classification is Residential > 2-3.5 DU/acre. The applicant is proposing a minor General Plan amendment to General Commercial in conjunction with a rezone request from Single Family – 35 to General Commercial to allow for the development of a health and fitness center use, which is classified as *Entertainment and Recreation, Indoor and Outdoor*.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Residential > 2-3.5 DU/Acre	Single Family – 35 (SF-35)	Ocotillo Rd, then undeveloped
South	Residential > 2-3.5 DU/Acre	Single Family – 35 (SF-35)	undeveloped
East	Residential > 0-1 DU/Acre	Single Family – 43 (SF-43)	Val Vista Dr, then residential
West	Residential > 2-3.5 DU/Acre	Single Family – 35 (SF-35)	undeveloped
Site	Residential > 2-3.5 DU/Acre	Single Family – 35 (SF-35)	undeveloped

General Plan

The existing land use classification is Residential > 2-3.5 DU/Acre. In order to develop the property as proposed, the applicant is requesting a minor General Plan amendment to General Commercial, which is consistent with the accompanying rezone request.

The applicant believes the proposed application is consistent with the following General Plan goals and policies (applicant notes in *italics*):

- Land Use Goal 5.0: Promote commercial, retail, and employment land uses that are compatible with adjacent land uses and meet economic goals. Policy 5.3: Locate commercial and retail uses adjacent to residential uses in appropriate intensities to serve local, community and regional markets.
 - *Response: A health and fitness resort at this location will provide a synergistic land use to the existing residential in the surrounding community. Approval of this request will result in the conversion of an underutilized parcel into an economic driver for the Town in a location that is respectful of the local conditions and current land use needs. The site design is sensitive to the surrounding context and the proposed building is located over 770 feet from any existing residences.*
- Recreation Goal 1.0: Continue to enhance the quality of life for Gilbert residents by providing quality recreational and cultural opportunities.
 - *Response: The addition of a health and fitness resort at this location will fill a gap in the market for recreational opportunities in this vicinity, further Gilbert's commitment to a healthy community, and promote the wellness and prosperity of the surrounding residents. The proposal is compatible to the existing and future planned residences that surround this Site. Residents of this community have few health and fitness options in this area and the proposed development will enhance an underutilized Site. Convenience is a major factor in choosing a gym or health resort and Life Time's members generally live within a 13 to 17-minute drive. By orienting a fitness resort at this location, trip lengths will be reduced by residents that currently have to travel several miles to the nearest comparable facility.*
- Economic Development Goal 5.0: Use Gilbert resources to achieve economic goals. Policy 5.2: Utilize Capital Improvement Projects (where possible) and other Gilbert funding sources to expand and maintain Gilbert utilities and other infrastructure to enable development of key employment corridors, retail existing businesses and speed the attraction and growth of targeted industries.
 - *Response: This proposal serves to provide a recreational, entertainment, and fitness amenity that is currently underrepresented in this area. By developing this Site as a health and fitness center, an underutilized Site will be converted to a revenue generator, improving the economic condition of the Town and funding other improvement projects in needed areas. Life Time facilities are highly valued by the communities in which they are located and quickly become great amenities to their surrounding developments and residential uses.*
- Character Areas SCA Goal 4.0: Recognize the San Tan Character Area as a great place to grow up, raise a family and comfortably retire. Policy SCA 4.4: Promote infill development that reflects sensitivity to site, context, climate, and surrounding neighborhoods.

- *Response: As a purveyor of wholesome, healthy lifestyles, Life Time is committed to developing sites that minimize their environmental impact. In 2004, Life Time Athletic embarked on an aggressive strategy to improve the environmental impact of its buildings. After conducting a green-building symposium in 2005, Life Time began incorporating a number of high-efficiency and earth-friendly features into their buildings. From energy efficiency and water conservation to low-VOC materials, Life Time continuously strives to improve the eco-footprint of their facilities. Development of this Site as a Life Time health and wellness facility will promote the achievement of this goal.*

Rezoning

The applicant is requesting a rezone from Single Family - 35 zoning district to General Commercial (GC) with a Planned Area Development (PAD) overlay. The proposed modifications from the Land Development Code (LDC) will allow for an increase in the building height from 45 feet to 54 feet. This increase in height will only be permitted for 25% of the roof area and is proposed to accommodate the recreational facilities on the second floor as well as the entry. Per the development plan, this increased height is located at the front entry of the building on the north side and at the southwest corner of the building. The LDC also requires that property within the GC zoning district within 100ft of land designated for residential use provide a building setback where the building exceeds 35 feet in height. The applicant has requested a deviation to this standard to reduce the setback requirement from 100 feet to 90 feet to accommodate a stairwell.

Project Data Table

Site Development Regulations	Required per LDC	Proposed
Maximum Height (ft.)	45	54 – limited to 25% of roof area
Minimum Building Setbacks (ft.)		
Front	25	No change
Side (street)	20	No change
Side (residential)	75	No change
Rear (residential)	75	No change
Building Setback	Where a building in the GC district is within 100 feet of property designated for residential use in the General Plan, a building step-back of one foot for every one foot of building height above 2 stories or 35 feet is required	Where a building in the GC district is within 90 feet of property zoned single family residential, a building step-back of one foot for every one foot of building height above 2 stories or 35 feet is required for habitable space.

PUBLIC NOTIFICATION AND INPUT

A neighborhood meeting was held on December 12, 2019 at 6pm. Six residents attended the meeting. Some neighbors expressed that they were excited for a local amenity to be added to their

neighborhood that currently lacked community-serving commercial. Other comments included an appreciation for the high level of quality that Life Time represents. Some neighbors expressed their concern regarding the commercial nature of the use, lighting, and that the anticipated school nearby would create issues with traffic, particularly at the corner of Ocotillo Road and 148th Street. The team responded by explaining that schools are permitted to be developed on any site by-right and that the pending improvements to Ocotillo Road would help mitigate congestion. A concern was raised regarding the particular location chosen by Life Time, which is not designated for a commercial use in the General Plan. The team responded by explaining that Life Time did pursue a number of other sites but was unable to find an appropriate site close enough to their existing members that was already entitled for the use.

To date, staff has received no comments from the public.

SCHOOL DISTRICT

Staff has sought input from the Chandler Unified School District regarding this request. As of the writing of this report, the school district has not provided feedback.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

REASONS FOR THE RECOMMENDATION

1. The proposed zoning amendment conforms to the General Plan as amended, any applicable Specific Area Plan, neighborhood, or other plan and any overlay zoning district.
2. All required public notice has been conducted in accordance with applicable state and local laws.
3. All required public meetings and hearings have been held in accordance with applicable state and local laws.
4. The proposed rezoning supports the Town’s strategic initiative for Community Livability. It supports the motto “Gilbert: Clean, Safe, Vibrant.”

STAFF RECOMMENDATION

- A. Recommend to the Town Council approval of GP19-15, to change the land use classification of approx. 17.85 acres generally located at the southwest corner of Val Vista Drive and Ocotillo Road from Residential > 2-3.5 DU/Acre to General Commercial land use classification; and

- B. For the following reasons: the development proposal conforms to the intent of the General Plan and can be appropriately coordinated with existing and planned development of the surrounding areas, and all required public notice and meetings have been held, the Planning Commission moves to recommend approval of Z19-27 rezoning approx. 17.85 acres of real property generally located at the southwest corner of Val Vista Drive and Ocotillo Road from Single Family - 35 (SF-35) to General Commercial (GC) zoning district with a Planned Area Development (PAD) overlay, subject to the following conditions.
- a. Val Vista Drive is required to extend 70 feet from the monument line. To the extent that necessary rights of way have not been conveyed or dedicated to Gilbert to meet this requirement, Developer shall dedicate to Gilbert the rights-of-way necessary for Val Vista Drive to extend 70 feet from the monument line. Said dedication shall be completed prior to or at the time of recordation of the final plat or sooner as required by the Town Engineer.
 - b. Ocotillo Road is required to extend 65 feet from the monument line. To the extent that necessary rights of way have not been conveyed or dedicated to Gilbert to meet this requirement, Developer shall dedicate to Gilbert the rights-of-way necessary for Ocotillo Road to extend 65 feet from the monument line. Said dedication shall be completed prior to or at the time of recordation of the final plat or sooner as required by the Town Engineer.
 - c. Construction of ½ street off-site improvements to Val Vista Road and Ocotillo Road adjacent to the Property shall be completed prior to issuance of a certificate of occupancy or final approval of any building constructed on the Property or at the time requested by Gilbert, whichever is earlier. If Gilbert constructs the improvements required by this ordinance as part of its capital improvements program prior to development of the Property, Developer shall reimburse Gilbert for Gilbert's reasonable costs of construction (to exclude any costs paid by the Developer for any ST1120 improvement pursuant to A.R.S. § 9-243) prior to issuance of a certificate of occupancy or final approval of any building constructed on the Property.
 - d. Prior to recordation of the final plat, Developer shall enter into a Development Reimbursement and Lien Agreement agreeing that Developer will reimburse Gilbert for the costs of design and construction of off-site improvements required by this ordinance if Gilbert constructs the improvements as part of its capital improvements program, deducting costs paid by the Developer for any ST1120 improvement pursuant to A.R.S. § 9-243.

- e. At the written request of Gilbert, Developer shall dedicate all necessary easements for the roadway improvements, including easements for drainage and retention and temporary construction easements. Failure to dedicate said easements within thirty (30) days after the date of Gilbert's written request may result in the reversion of the zoning of the Property to the prior zoning classification.
- f. Developer shall create a Property Owners' Association (POA) for the ownership, maintenance, landscaping, improvements and preservation of all common areas and open space areas and landscaping within the rights-of-way.
- h. Developer shall record easements to be owned by the POA for pedestrian, bicycle, multi-use or trail system purposes as determined by the final plat, at the time of final plat recordation, or earlier if required by the Town Engineer. In recognition of the modifications to the underlying zoning regulations set forth herein, such easements shall be open to public access and use.
- i. Prior to final plat approval, Developer shall pay for its proportional share of water and sewer mains benefitting the Property, as required by the Town Engineer.
- j. The Project shall be developed in conformance with Gilbert's zoning requirements for the zoning districts and all development shall comply with the Town of Gilbert Land Development Code, except as modified by the following:

Site Development Regulations	Development Standards for Lifetime South Gilbert PAD
Maximum Height (ft.)	54 – limited to 25% of roof area
Building Stepback	Where a building in the GC district is within 90 feet of property zoned single family residential, a building step-back of one foot for every one foot of building height above 2 stories or 35 feet is required for habitable space.

Respectfully submitted,


 Ashlee MacDonald, AICP
 Senior Planner

Attachments and Enclosures:

- 1) Notice of Public Hearing/Vicinity Map

- 2) Aerial Photo
- 3) Land Use Exhibit
- 4) Zoning Exhibit
- 5) Legal Description
- 6) Development Plan
- 7) Minutes from the Planning Commission Study Session of February 5, 2020
- 8) Applicant's Narrative

GP19-15 and Z19-27 Lifetime South Gilbert
Attachment 1 - Notice of Public Hearing/Vicinity Map *Hearing*

PLANNING COMMISSION DATE:

Wednesday, April 1, 2020* TIME: 6:00 PM

TOWN COUNCIL DATE:

Tuesday, May 5, 2020* TIME: 6:30 PM

***Call Planning Division to verify date and time: (480) 503-6748**

**LOCATION: Gilbert Municipal Center
Council Chambers
50 E. Civic Center Dr.
Gilbert, AZ 85296**

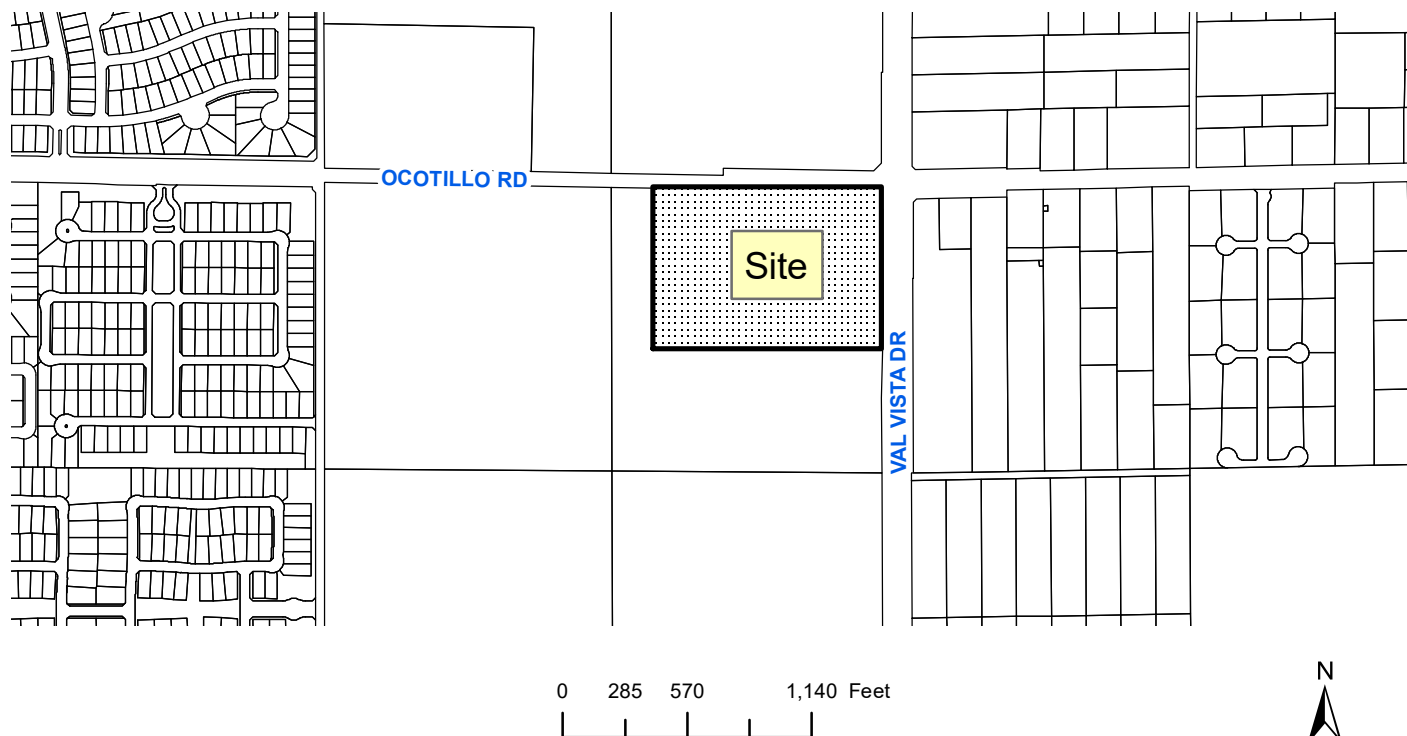
* The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission and www.gilbertdocs.com/gilbertagendaonline.

REQUESTED ACTION:

GP19-15 LIFETIME SOUTH GILBERT: Request for Minor General Plan Amendment to change the land use classification of approx. 17.85 acres generally located at the southwest corner of Val Vista Drive and Ocotillo Road from Residential > 2-3.5 to General Commercial. The effect of this amendment will be to change the plan of development to allow commercial development.

Z19-27 LIFETIME SOUTH GILBERT: Request to rezone approximately 17.85 acres of real property generally located at the southwest corner of Val Vista Drive and Ocotillo Road from Single Family -35 (SF-35) zoning district to General Commercial (GC) zoning district with a Planned Area Development overlay zoning district (PAD) to modify maximum building height requirements and to modify stepback requirements for certain buildings within 90 feet of residential property. The effect will be to increase the permitted building height for a portion of the proposed building and to allow a portion of a building over 35 feet within 90 feet of a residential zoning district without a building stepback.

SITE LOCATION:



APPLICANT: Berry Riddell LLC
CONTACT: Wendy Riddell
ADDRESS: 6750 E. Camelback Rd., Suite 100
Scottsdale, AZ 85251

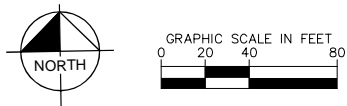
TELEPHONE: (480) 682-3902
E-MAIL: wr@berryriddell.com

GP19-15 and Z19-27 Lifetime South Gilbert
Attachment 2 - Aerial Photo

Map



K:\PHX_Civil\291147003 Gilbert\CADD\Exhibits\2020-01-16 General Plan Exhibit 16 Acres.dwg Jan 16, 2020 traver.jones



KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
PH: (602) 944-5500
CONTACT: TRAVER JONES, PE

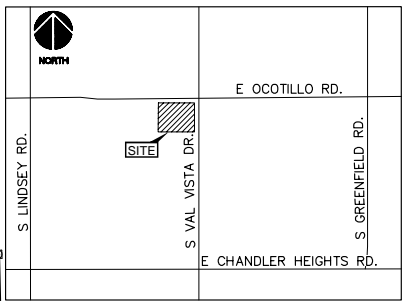
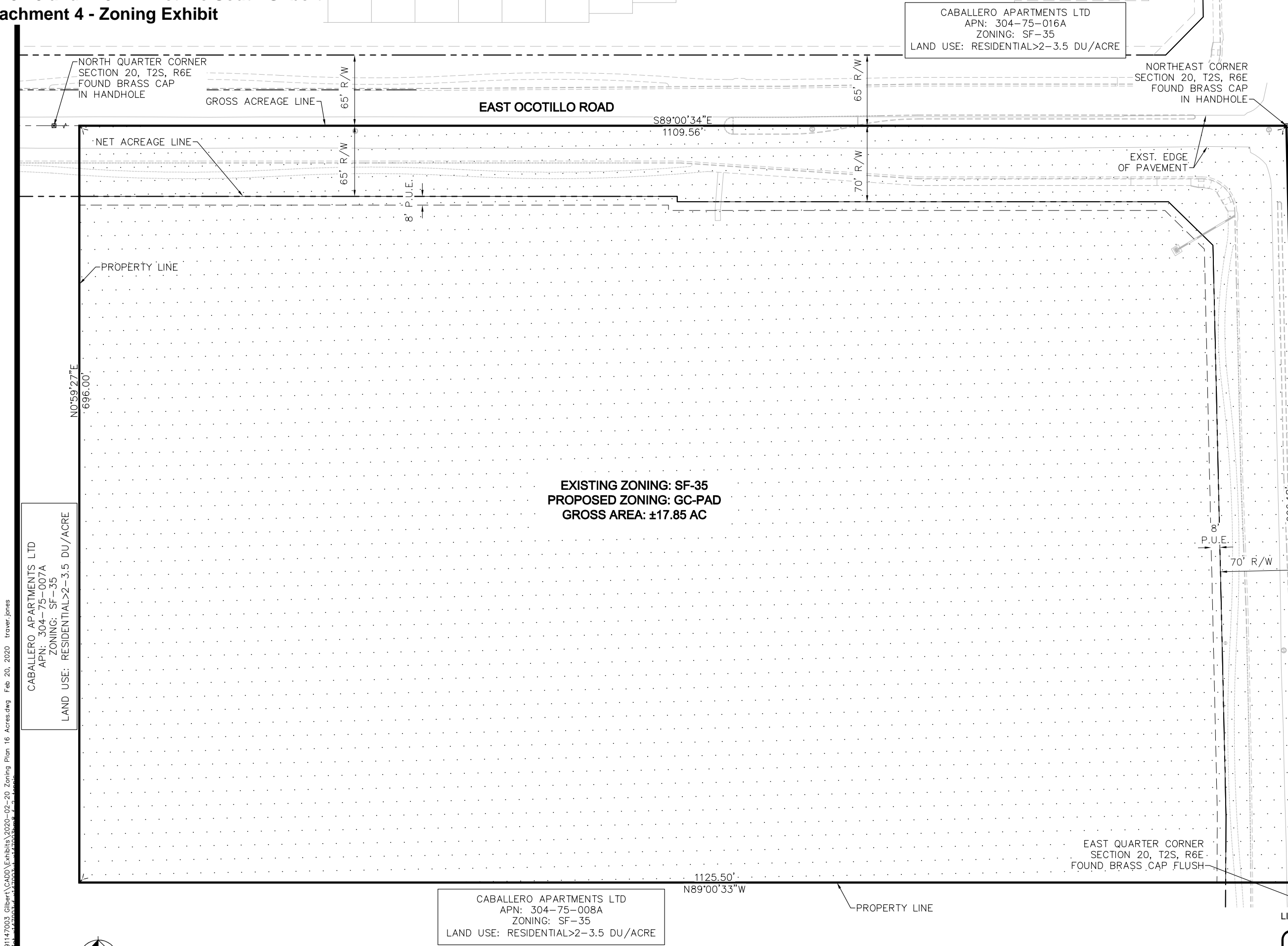
SOUTH VAL VISTA DRIVE

BENJAMIN AND JENNY PICCOLA
APM: 304-76-974
ZONING: RU-43
LAND USE: RESIDENTIAL>1-2 DU/ACRE

LIFE TIME SOUTH GILBERT GENERAL PLAN EXHIBIT
01/16/2020



GP19-15 and Z19-27 Lifetime South Gilbert
Attachment 4 - Zoning Exhibit



SITE DATA TABLE	
APN NUMBERS	304-75-006A
GROSS ACREAGE	17.85
NET ACREAGE	15.11
EXISTING GP CATEGORY	RESIDENTIAL R>2-3.5 (100%)
PROPOSED GP CATEGORY	GENERAL COMMERCIAL (100%)

DEVELOPER/ARCHITECT

LIFE TIME FITNESS
2902 CORPORATE PLACE
CHANHASSEN, MN 55317
PH: (652) 947-0000
CONTACT: JUSTIN SCHMIDT, PE

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
PH: (602) 944-5500
CONTACT: TRAVER JONES, PE

BENJAMIN AND JENNY PICCOLA
APM: 304-76-974
ZONING: RU-43
LAND USE: RESIDENTIAL>1-2 DU/ACRE

LIFE TIME SOUTH GILBERT ZONING EXHIBIT
02/20/2020



**LEGAL DESCRIPTION
LIFE TIME SOUTH GILBERT – ZONING BOUNDARY
JOB #2018-290**

November 7, 2019

A PARCEL OF LAND LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 20, FROM WHICH THE NORTH QUARTER CORNER THEREOF BEARS NORTH 89 DEGREES 00 MINUTES 34 SECONDS WEST, A DISTANCE OF 2628.07 FEET;

THENCE SOUTH 00 DEGREES 19 MINUTES 18 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 696.18 FEET;

THENCE DEPARTING SAID EAST LINE, NORTH 89 DEGREES 00 MINUTES 33 SECONDS WEST, A DISTANCE OF 1125.50 FEET;

THENCE NORTH 00 DEGREES 59 MINUTES 27 SECONDS EAST, A DISTANCE OF 696.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20;

THENCE SOUTH 89 DEGREES 00 MINUTES 34 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1109.56 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 777,798 SQUARE FEET OR 17.856 ACRES, MORE OR LESS.



NORTH QUARTER CORNER
SECTION 20, T2S, R6E
FOUND BRASS CAP
IN HANDHOLE

E. OCOTILLO ROAD

NORTHEAST CORNER
SECTION 20, T2S, R6E
FOUND BRASS CAP
IN HANDHOLE
POINT OF BEGINNING

1518.51'

BASIS OF BEARING
N89°00'34"W 2628.07'

S89°00'34"E 1109.56'

65.0' EXISTING
RIGHT OF WAY

70.0' EXISTING
RIGHT OF WAY

LIFE TIME SOUTH GILBERT
ZONING BOUNDARY
777,798 SQ.FT. OR
17.856 ACRES

N0°59'27"E 696.00'

S0°19'18"E 696.18'

S. VAL VISTA DRIVE

S0°19'18"E 2636.27'

70.0' EXISTING
RIGHT OF WAY

N89°00'33"W 1125.50'

1940.09'

EAST QUARTER CORNER
SECTION 20, T2S, R6E
FOUND BRASS CAP FLUSH



SIG
SURVEY INNOVATION
GROUP, INC

**LIFE TIME SOUTH GILBERT
ZONING BOUNDARY
GILBERT, ARIZONA**

Ph (480) 922 0780 *Land Surveying Services* Fx (480) 922 0781
22425 N. 16th ST., SUITE 1, PHOENIX, ARIZONA 85024

JOB# 18-290

DWG: ZONING EXHIBIT

DATE: 11/7/19

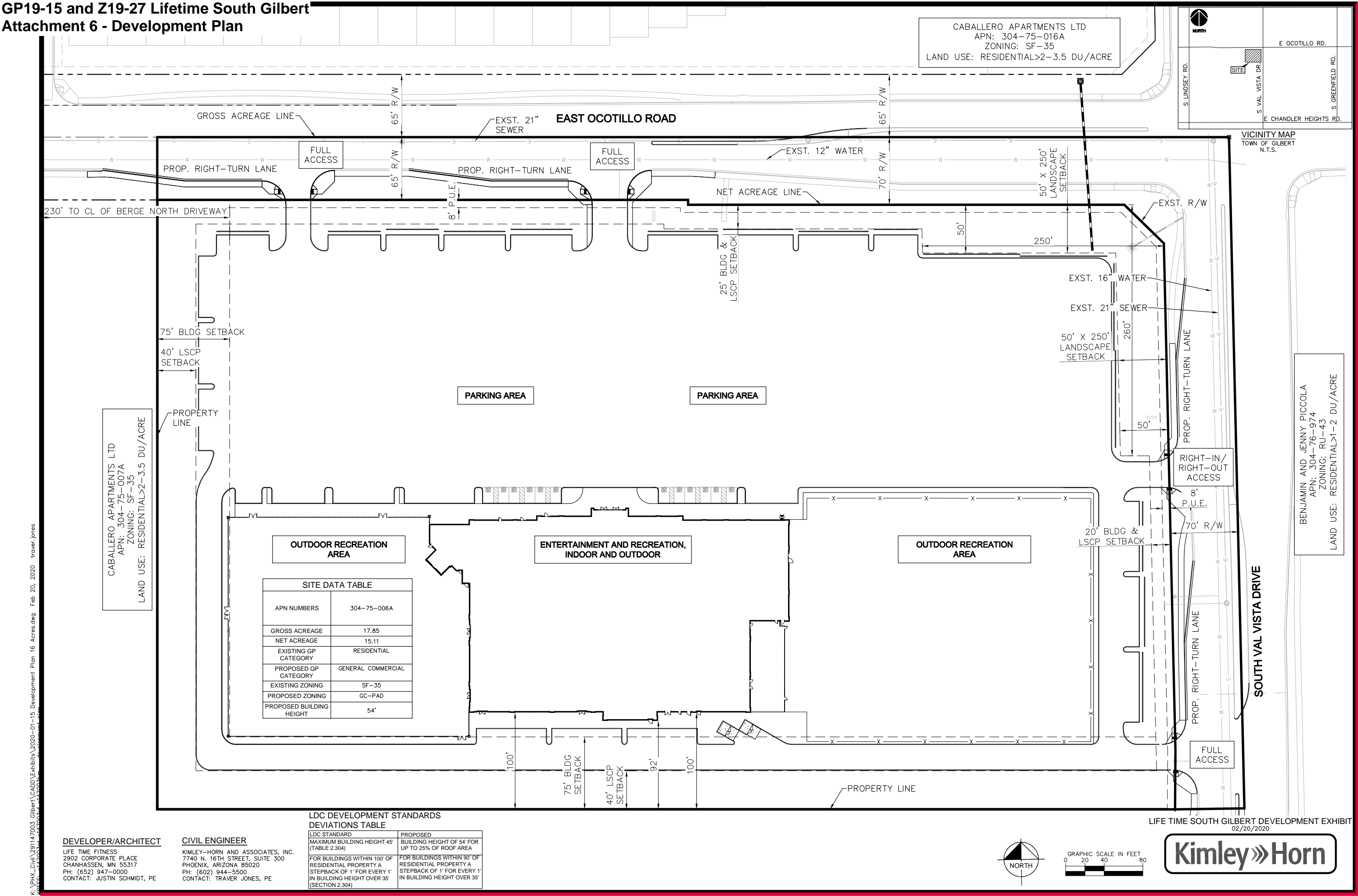
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CHECK: JLD

SHEET: 1 OF 1

GP19-15 and Z19-27 Lifetime South Gilbert
Attachment 6 - Development Plan



Commissioner Simon agreed regarding the northern deviation request. Without knowing specifically that there are projects ready to go on the site, he was not sure he would be fully supportive of all of the requested changes. Otherwise, he liked the plan.

Commissioner September agreed with Commissioner Cavenee regarding the setback deviation where there is the RWCD and drainage/landscape easements that are already creating a natural buffer. He would agree with the internal lot line setback language that staff proposed. He was glad to see more development in the Val Vista Medical Growth Area and felt it was good for Gilbert.

Chair Andersen confirmed that the Commission was in agreement with the feedback voiced by Commissioner Cavenee. He noted that the design may change as it goes into Design Review. This is just to check off on the application.

5. GP19-15 LIFETIME SOUTH GILBERT: Request for Minor General Plan Amendment to change the land use classification of approx. 17.85 acres generally located at the southwest corner of Val Vista Drive and Ocotillo Road from Residential > 2-3.5 to General Commercial. The effect of this amendment will be to change the plan of development to allow commercial development.

Z19-27 LIFETIME SOUTH GILBERT: Request to rezone approximately 17.85 acres of real property generally located at the southwest corner of Val Vista Drive and Ocotillo Road from Single Family -35 (SF-35) zoning district to General Commercial (GC) zoning district with a Planned Area Development overlay zoning district (PAD) to modify maximum building height and to modify setback requirements in proximity to residential property.

Senior Planner Amy Temes presented GP19-15 and Z19-27, Lifetime Fitness South Gilbert, located at the southwest corner of Val Vista Drive and Ocotillo Road. The site is currently a farm field and is General Plan Residential >2-3.5 DU/Acre. The applicant is proposing a minor General Plan Amendment to General Commercial as well as a rezone from SF-35 to General Commercial with a PAD overlay.

The proposal is for a 123,000 SF building with parking in front and outdoor activity areas. There was a neighborhood meeting held in December with six residents in attendance. Some were excited about having a high-quality commercial amenity in the area. This area of south Gilbert is somewhat underserved in amenities and commercial shopping centers. Some concerns were expressed regarding the use, the lighting and traffic that would be generated by this use as well as a nearby school that is being developed. The school is outside of the discussion on this item tonight.

The applicant is requesting a modification from the existing height of 45' for General Commercial to 54' at the main entrance to the building and the area over the basketball court. That represents 25% or less of the roof area of the building, which is not substantial. Ms. Temes noted the packet states a deviation is being requested for the building step-back within 81 feet of residential, which should state 92 feet. The LDC requires a building step-back within 100 feet of residential uses. The applicant is requesting that the exterior stairwell project into that 100 feet by 8 feet. The stairwell would be restricted for emergency use only and would not be used by the public. The stairwell will be properly articulated with the building through the Design Review process.

Staff is requesting input from the Commission on the proposed change from Residential >2-3.5 DU/Acre to General Commercial and the rezone from SF-35 to General Commercial/PAD with the two modifications.

COMMENTS/QUESTIONS FROM THE COMMISSION:

Vice Chair Bloomfield did not have a problem with the GP and zoning changes, but he thought it warranted a discussion about the whole area with the lack of amenities and services. This is a monster facility going in the middle of what will be a ton of homes by Maracay and others. The school is going in at the southwest quarter. He asked how close were other services. He was concerned about all of this going to a fitness center while there is still a need for services in the area.

Ms. Temes provided an overview of the surrounding area. A mile to the north at Queen Creek and Val Vista there is a small shopping center with a Planet Fitness, Jack in the Box, BoSa Donuts, other restaurant services, hair salon, veterinary services and a bar/restaurant. A mile to the south at Chandler Heights and Val Vista is a vacant commercial piece which has never come in to be developed. Two to three miles to the west on Ocotillo there is a large shopping center in Chandler with a Fry's grocery, Sprouts, and other significant restaurant uses. Three miles to the southeast is another major Fry's center and services. There is a lot of large lot residential in the area and the newer subdivisions have filled in with smaller lots. There is Weinberg Elementary, a new elementary school that was discussed in the previous agenda item, and Perry High School about a mile or so to the northeast. There are a lot of residents in the area and a lot of traffic. There is an ongoing CIP project for improvements to Val Vista Drive in this corridor. A mile to the south, a project was approved at the former Hamstra Dairy with a large PAD and rezoning which is currently under construction. It is not known presently how the residential >2-3.5 DU/Acre surrounding this site will be developed as there has been no formal submittal, so staff cannot speak to how this would relate to the surrounding community.

Vice Chair Bloomfield wanted to make sure all of the available services were being taken into consideration. Overall, from a General Plan and zoning case, he was in favor of the project. It is a beautiful facility and they have been a great neighbor in Gilbert.

Commissioner September noted that the 54' proposed height deviation was only for 25% of the roofline for the entryway and second floor equipment. He asked where on the roof that equipment would be located.

Ms. Temes believed the equipment was centralized and aligned with the stairwell that had the modification request. The modification is slightly off center to the west toward the back of the building over the basketball court. She provided a rendering showing that location to the Commission for reference.

Chair Andersen asked if the purpose of the additional height was for articulation of the architecture.

Ms. Temes believed it also had to do with clearance for the court.

Commissioner September's concern was with any visual impact that the height deviation may have on the residential, although he understood it would be more towards the parking area.

Commissioner Cavenee liked that this development was coming and felt it will be a quality project based on their history. We do not often see a move from single-family to Commercial and he felt this was a great move for the area to create some additional services. He was also worried whether the vertical variance was for an architectural piece or actually had to do with capturing the enclosed space, which it does. It was a little concerning, although given that it is offset a little bit more and the point is visual impedance, then it is probably okay. It will be interesting to see how the stairwell step-back plays in. If it is done right, even though it does impede that step-back, it still is not visually problematic and he felt it would be fine. He encouraged the architect to pay close attention to how that is treated. There can be a more detailed look at that in the DR case.

Ms. Temes stated, as noted by Commissioner September, the change in elevation will add some additional interest and articulation to the building. With a very large building adjacent to potential future residential, there is often the concern with people looking out over the residential. On a basketball court, we do not anticipate windows overlooking the residential backyards. In this case, staff feels going a little taller over the court is fairly benign.

6. Z19-11 CULTIVATION OF INDUSTRIAL HEMP: Discussion of amendment to the Town of Gilbert Land Development Code, Chapter I Zoning Regulations, Division 2 Land Use Designations, Article 2.9 Use Regulations; Division 4 General Regulations, Article 4.5 Supplemental Use Regulations; Division 6 Use Definitions, Article 6.1 Use Definitions; and the Glossary of General Terms, related to the cultivation of industrial hemp.

Catherine Lorbeer, Principal Planner, advised that last June, an amendment to the Land Development Code (LDC) was initiated concerning industrial hemp. This was in response to recent changes in federal law and at



LIFETIME[®]

HEALTHY WAY OF LIFE

Project Narrative

SWC Val Vista Drive & Ocotillo Road

November 26, 2019

Resubmitted: January 16, 2020

2nd Resubmittal: February 20, 2020

Prepared by:

Berry Riddell LLC

Wendy Riddell, Esq.

Ashley Porter, Planner

6750 E Camelback Road, #100

Scottsdale, Arizona 85251

Prepared for:

Life Time

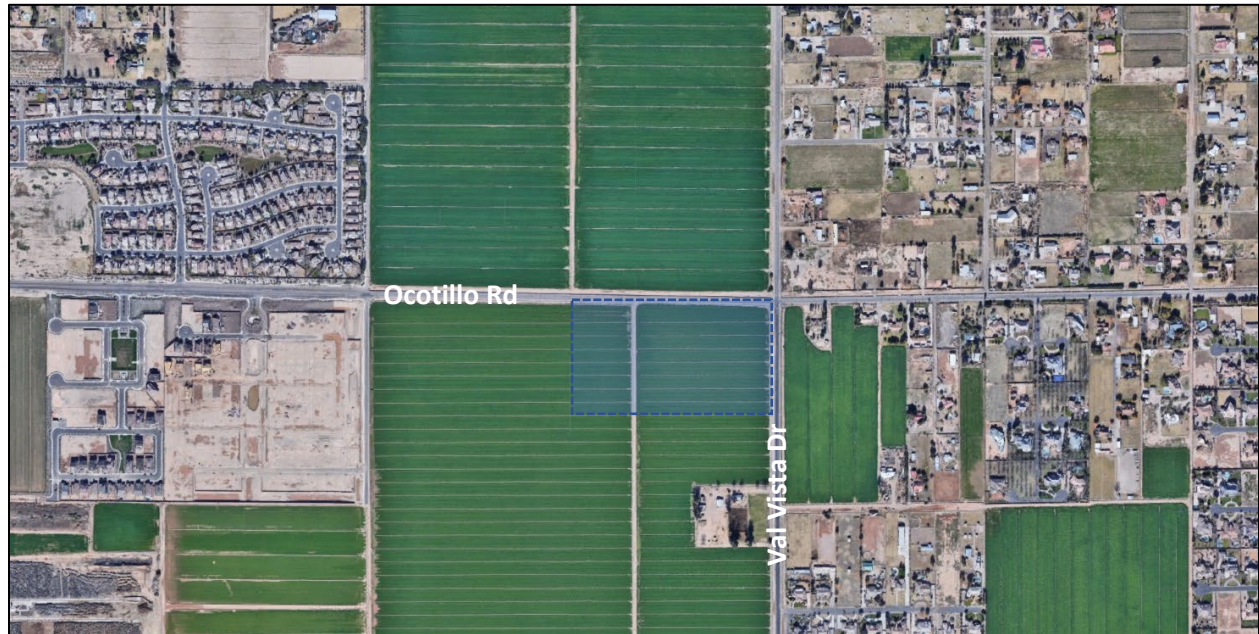
Christopher Campbell

2902 Corporate Place

Chanhassen, MN 55317

REQUEST

The purpose of this request is to seek a rezone of a 17.85-gross-acre site located at the southwest corner of Val Vista Drive and Ocotillo Road (the “Site”) shown below for the development of a new Life Time luxury athletic resort. The Site is currently farmland and zoned SF-35, with a General Plan land use designation of Residential 2 to 3.5 du/acre and as such, a rezoning to GC and a minor General Plan Amendment to General Commercial are requested to permit the proposed Indoor and Outdoor Recreation and Entertainment use.



LIFE TIME

Founded in 1992, Life Time champions a Healthy Way of Life for its members across 145 destinations in 36 major markets in the U.S. and Canada. Life Time delivers an unmatched athletic resort experience and provides a comprehensive healthy living, healthy aging and healthy entertainment experience that goes well beyond fitness to encompass the entire spectrum of daily life for individuals, couples and families of all ages.

Life Time destinations across the U.S. and Canada offer distinctive, branded programs and services including: personal and TEAM small group training, Pilates, studio, cycle and yoga classes, tennis, swim programming and basketball. Many locations also offer full-service spas, cafes, assessments and lab testing, nutrition counseling, physical therapy, chiropractic services and training programs from personal trainers. Life Time sponsors run, cycle and triathlon events and is committed to engaging the community in working towards healthy living as a team.



In the Valley, there are currently four operational Life Time locations; in Gilbert at Warner Road and Civic Center Drive, Tempe, Goodyear and Scottsdale, with two under construction; in Peoria and Biltmore. With Life Time's strong presence in the Valley, they're enthusiastic to expand their trusted brand at this Site.

DEVELOPMENT PLAN

Like all other Life Time athletic resort locations, this facility will feature premium four-sided architecture consisting of decorative stacked brick, high-quality limestone accents, desert-toned stucco and brick pilasters that break up the vertical façade and create visual interest.

This two-story Life Time athletic resort will feature reception, locker rooms with hot tubs, sauna and steam room, outdoor pools, a café, childcare, spa and laundry facilities on the ground floor. The second floor will consist of a basketball court, two yoga studios, Pilates, barre, spin studio, two group fitness studios, cardio, strength/weight training and a stretch area.

Although the vast array of services and activities offered at a Life Time facility is unique and much greater than at a typical fitness center, the land use is most analogous to Entertainment and Recreation, Indoor and Outdoor as defined by the Town of Gilbert's Land Development Code. Because the size of the building exceeds 10,000 square feet, the use is categorized as a large-scale facility. The approximate 123,000 square foot building is oriented north towards Ocotillo Road at the end of the main drive, both establishing a sense of arrival and directing guests towards the facility's lobby.

The accessory facilities and activities proposed in association with the facility include, indoor and outdoor sale of food and beverages, retail sale of health and fitness related items, salons and steam rooms. The outdoor recreational area will feature outdoor pools and may include tennis and/or pickleball. A bistro will be located adjacent to the pool area to serve members. Specific hours for this location will likely be 4:00am to midnight.

PLANNED AREA DEVELOPMENT

The following modifications to the Town of Gilbert's Land Development Code ("LDC") are proposed through this request.

Standard	LDC GC Standard	Proposed Standard
Building Height	Maximum 45 feet, except that Belfries, domes, chimneys, cupolas, skylights, clock towers and other similar structural elements not used for human occupancy, may project above the base district height limit, provided that they do not cover more than 20 percent of the roof area	Maximum 45 feet in height, except a maximum building height of 54 feet is permitted for a maximum of 25% of the roof area
Building Stepback	Where a building in a GC or RC district is within 100 feet of property designated for residential use in the General Plan, a building stepback of one foot for every one foot of building height above 2 stories or 35 feet is required	There shall be a maximum height of 35 feet within 90 feet of property designated for residential use in the General Plan, which height may be increased one foot for each one foot of building stepback, up to a maximum height of 55 feet

As shown in the aerial below of the existing Life Time facility on Warner Road, we have found that residential developments can coexist peacefully, and actually benefit from the convenience of the amenity, when there is a Life Time facility within walking distance. The facility below has existed since 2003 and creates a harmonious land use relationship with the adjacent multi-family and single-family developments.



The proposed Site is adjacent to land anticipated for a residential development, but is currently vacant. As such, the future development will be designed with an appropriate land use transition to respect the relationship between the two uses, thus ensuring that the proposed modifications will not have a deleterious impact on the community.

SURROUNDING CONTEXT

The Site lies to the west of Maricopa County land and east of the City of Chandler, across 148th Street. This community currently does not have a nearby comparable facility, with the closest being Ocotillo Village Health Club and Spa in Chandler, over 6 miles away. The development of a Life Time Resort in this location will support the health and wellness of the surrounding residents, create a synergistic land use pattern and reduce trip lengths.

To the north of the Site lies farmland that has recently been included in a request for a rezoning to permit the development of single-family homes by Maracay. Selected by Maracay as an ideal synergistic commercial amenity to serve their future residences, Life Time is negotiating a contract to purchase a portion of the land south of Val Vista that Maracay will soon acquire from the underlying land owner.

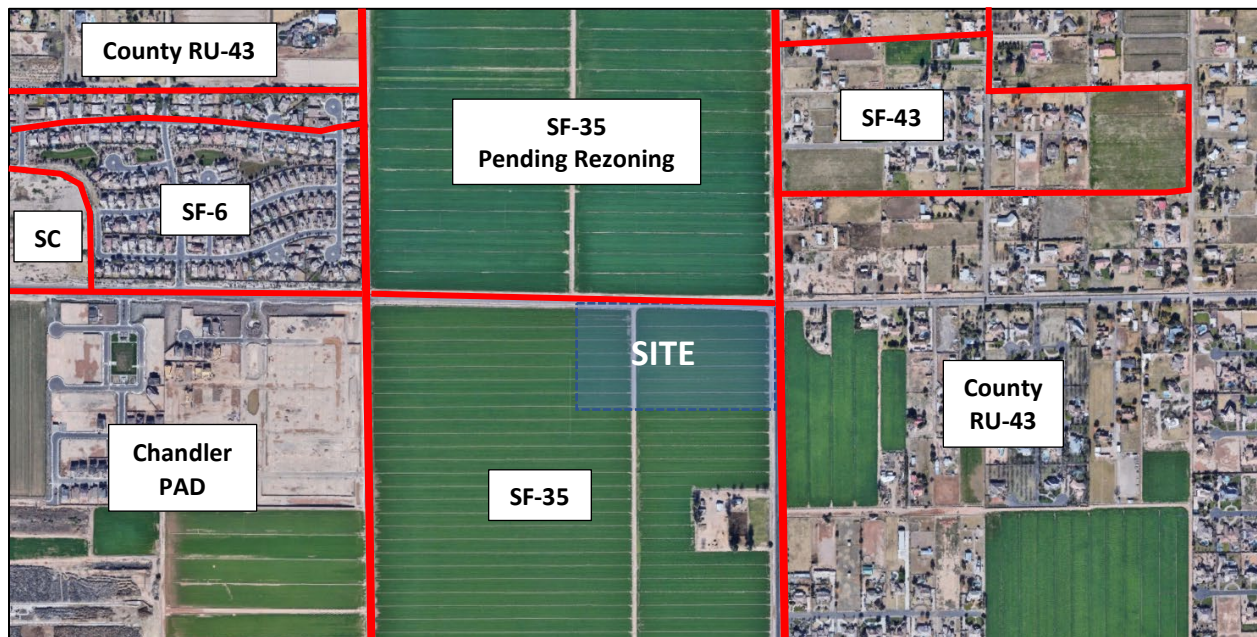
As shown in the graphic below, the Site is surrounded by the following uses and zoning:

North: Potential future Single-family Residential. Proposed SF-35, SF-8, SF-7, SF-6 and SF-D PAD.

East: Maricopa County Single-family Residential; RU-43 Zoning.

South: Vacant Agricultural; SF-35 Zoning.

West: Vacant Agricultural and Chandler Single-family Residential; SF-35 and PAD Zoning.



GENERAL PLAN CONFORMANCE

The 2012 Town of Gilbert General Plan was established as a method for maintaining a synchronous vision of the Town's future, integrating the aspirations of the Town's residents, and guiding the future physical, economic and social development. This proposal promotes the achievement of many of the goals and policies outlined in the General Plan, as outlined below.

Land Use Goal 5.0: *Promote commercial, retail, and employment land uses that are compatible with adjacent land uses and meet economic goals. Policy 5.3:* *Locate commercial and retail uses adjacent to residential uses in appropriate intensities to serve local, community and regional markets.*

Response: A health and fitness resort at this location will provide a synergistic land use to the existing residential in the surrounding community. Approval of this request will result in the conversion of an underutilized parcel into an economic driver for the Town in a location that is respectful of the local conditions and current land use needs. The site design is sensitive to the surrounding context and the proposed building is located over 770 feet from any existing residences.

Recreation Goal 1.0: *Continue to enhance the quality of life for Gilbert residents by providing quality recreational and cultural opportunities.*

Response: The addition of a health and fitness resort at this location will fill a gap in the market for recreational opportunities in this vicinity, further Gilbert's commitment to a healthy community, and promote the wellness and prosperity of the surrounding residents. The proposal is compatible to the existing and future planned residences that surround this Site. Residents of this community have few health and fitness options in this area and the proposed development will enhance an underutilized Site. Convenience is a major factor in choosing a gym or health resort and Life Time's members generally live within a 13 to 17-minute drive. By orienting a fitness resort at this location, trip lengths will be reduced by residents that currently have to travel several miles to the nearest comparable facility.

Economic Development Goal 5.0: *Use Gilbert resources to achieve economic goals. Policy 5.2:* *Utilize Capital Improvement Projects (where possible) and other Gilbert funding sources to expand and maintain Gilbert utilities and other infrastructure to enable development of key employment corridors, retail existing businesses and speed the attraction and growth of targeted industries.*

Response: This proposal serves to provide a recreational, entertainment, and fitness amenity that is currently underrepresented in this area. By developing this Site as a health and fitness center, an underutilized Site will be converted to a revenue generator, improving the economic condition of the Town and funding other improvement projects in needed areas. Life Time facilities are highly valued by the communities in which they are located and quickly become great amenities to their surrounding developments and residential uses.

Character Areas SCA Goal 4.0: *Recognize the San Tan Character Area as a great place to grow up, raise a family and comfortably retire.* **Policy SCA 4.4:** *Promote infill development that reflects sensitivity to site, context, climate, and surrounding neighborhoods.*

Response: As a purveyor of wholesome, healthy lifestyles, Life Time is committed to developing sites that minimize their environmental impact. In 2004, Life Time Athletic embarked on an aggressive strategy to improve the environmental impact of its buildings. After conducting a green-building symposium in 2005, Life Time began incorporating a number of high-efficiency and earth-friendly features into their buildings. From energy efficiency and water conservation to low-VOC materials, Life Time continuously strives to improve the eco-footprint of their facilities. Development of this Site as a Life Time health and wellness facility will promote the achievement of this goal.